

DISTRICT II ADVISORY BOARD AGENDA (REVISED)

**October 10, 2016
6:30 p.m.**

**Fire Station #20
2255 S. Greenwich
Wichita, KS 67207**

ORDER OF BUSINESS

Call to Order

Approval of Minutes for September 12, 2016

Approval of Agenda for October 10, 2016

Public Agenda

*The public agenda allows members of the public to present issues not on the agenda to the Board.
Each presentation is limited to five minutes unless extended by the Board.*

1. Scheduled items

2. Off Agenda items

Any individual present that did not request to speak on the public agenda prior to the meeting may speak at this time.

Recommended Action: Receive and file.

Staff Reports

3. Community Police Report

Community Police Officers for beat areas in District II will report on specific concerns.

Recommended Action: Receive and file

4. Fire Department Report

Fire Department Staff for fire stations in District II will report on specific concerns.

Recommended Action: Receive and file

5. Park and Recreation Department

Park and Recreation Staff for parks in District II areas will report on specific concerns.

Recommended Action: Receive and file

6. Wichita Public Library Report

Helen Rigdon, Senior Librarian, will report on events at the Comotara and Rockwell branches.

Recommended Action: Receive and file

7. Public Works Engineering Report

Public Works Engineering will give an update on District II projects.

Recommended Action: Receive and file.

New Business

8. **CON2016-00044: Scott Knebel, Senior Planner, MAPD**, will present the request for City Conditional Use to permit a 125-tall monopole tower on property zoned LC Limited Commercial and generally located north of Harry and east of Rock (1214 N. Rock Rd.).

Recommended Action: Based upon the information available prior to the public hearings, planning staff recommends that the request be **APPROVED** subject to the following conditions:

- A. The applicant shall obtain all permits necessary to construct the Wireless Communication Facility, and the Wireless Communication Facility shall be erected within one year of approval of the Conditional Use by the Governing Body.
- B. The support structure shall be a “monopole” design that is silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
- C. The support structure shall be no taller than 125 feet in height, plus an additional five (5) feet for lightning suppression equipment.
- D. The equipment compound shall be screened with a six (6) to eight (8) foot tall solid screening fence.
- E. A site plan and elevation drawing indicating the approved design of the Wireless Communication Facility shall be submitted for approval by the Planning Director within 60 days of approval of the Conditional Use by the Governing Body and prior to the issuance of the Conditional Use Resolution.
- F. The site shall be developed in general conformance with the approved site plans. All improvements shall be completed before the facility becomes operational.
- G. The applicant shall obtain FAA approval regarding “objects affecting navigable airspace” and “impacts to terminal instrument procedures” for the proposed wireless communication facility and shall comply with all conditions of FAA approval. The applicant shall submit a copy of FAA approval to the Metropolitan Area Building and Construction Department prior to the issuance of a building permit.
- H. The applicant shall obtain a Wichita Airport Hazard Zoning Permit Exemption for Area B from the Metropolitan Area Building and Construction Department prior to the issuance of a building permit.
- I. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- J. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

9. **CUP2016-00022: Scott Knebel, Senior Planner, MAPD**, will present the request for City CUP Major Amendment to DP-62 to increase the permitted residential density on Parcel 8, generally located south and west of the intersection of East 21st Street North and North Rock Road on the east side of North Broadmoor Street.

Recommended Action: Staff notes that the provisions of the Unified Zoning Code (UZC) could permit up to 1,820 residential units to be developed within the CUP. The requested overall density of the CUP remains 40 percent below what could be allowed by the underlying MF-18 zoning. Prior to the public hearing, the only issues raised regarding the request concerned potential negative impacts on traffic in the area if the additional 168 units are permitted. The actual traffic impacts of the proposed development cannot be determined without a traffic study. Other developments in the area have been required to pay for improvements to address traffic impacts. It is staff’s opinion that is reasonable to require the same for the proposed apartment expansion. Based upon information available prior to the public hearings, planning staff recommends that the proposed CUP amendment be **APPROVED**, subject to the following conditions:

- A. The following shall be added to General Provision #10, “Prior to the issuance of a building permit for additional units on Parcel 8a, the applicant shall complete a traffic study of the impacts of the additional units on vehicular, bicycle, pedestrian, and transit transportation in the area and shall guarantee the improvements made necessary by the proposed apartment expansion as approved by the City Engineer.”
- B. The “Density” listed for Parcels 8a, 8b, and 9 shall be removed from the CUP in lieu of the overall permitted density for the three parcels stated in General Provision #10.

- C. Four copies of the approved CUP shall be submitted to the Metropolitan Area Planning Department within 60 days after approval of this case by the MAPC or Governing Body, as applicable, or the request shall be considered denied and closed.

Board Agenda

10. Updates, Issues, and Reports

Report on activities, events, or concerns in the neighborhoods and/or District II.

- **Council Member Meitzner**
- **DAB Members**

Recommended Action: Provide comments/ take appropriate action

General Comments/ Announcements:

Next Meeting: The next meeting for District Advisory Board II will be at **6:30 p.m. on Monday, November 14, 2016, at Fire Station #20, 2255 S. Greenwich, Wichita, KS 67207.**

Adjournment